GENERAL NOTES

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK, AND SHALL VERIFY THAT ALL WORK IS DONE TO THE HIGHEST DEGREE OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.

2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL WORK TO CRITICAL ALIGNMENTS AS INDICATED ON THE DRAWINGS, AND SHALL NOT SCALE THE DRAWINGS FOR MEASUREMENTS.

3) IF ANY DISCREPANCIES IN DIMENSIONS OR CONDITIONS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

4) THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF DEBRIS. THE CONTRACTOR SHALL MAINTAIN THE SITE AND JOB CONDITIONS IN SUCH A MANNER AS TO PROTECT FROM INJURY ALL PERSONS AND PROPERTY.

5) PROVIDE FOR THE DEMOLITION OF ALL EXISTING ITEMS WHICH WILL INTERFERE WITH THE WORK. PROVIDE MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION AS MAY BE REQUIRED.

6) PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE, AS WELL AS TO PROTECT PERSONS AND PROPERTY. VERIFY ALL BEARING CONDITIONS PRIOR TO BEGINNING DEMOLITION.

CODE SUMMARY

ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE FOLLOWING BUILDING CODES, AS APPLICABLE, AS WELL AS ANY AND ALL OTHER APPLICABLE CODES, REGULATIONS AND ORDINANCES.

TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT

2013 DISTRICT OF COLUMBIA BUILDING CODE (DCBC)

2013 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE

2013 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE

2013 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE

2013 DISTRICT OF COLUMBIA FIRE CODE

2013 DISTRICT OF COLUMBIA MECHANICAL CODE 2013 DISTRICT OF COLUMBIA PLUMBING

2012 INTERNATIONAL EXISTING BUILDING CODE WITH DC

SUPPLEMENT (IEBC)

USE AND OCCUPANCY CLASSIFICATION: R-3

CONSTRUCTION CLASSIFICATION: TYPE VB NFPA 13D AUTOMATIC SPRINKLER SYSTEM REQUIRED

HEIGHT LIMITATION: 3 STORIES +1 (SPRINKLERING) / 40 FT + 20 FT. (SPRINKLERING) BUILDING HEIGHT: 3 STORES + CELLAR / 40.25 FT

AREA LIMITATION: UNLIMITED

IEBC CLASSIFICATION: ADDITION & ALTERATION LEVEL 3

INDEX OF DRAWINGS

COVER SHEET & NOTES A-0

PLAN - CELLAR & 1ST FLOOR **A-**1

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A-3 PLAN - ROOF & DETAILS

ELEVATIONS - SIDE A-4

ELEVATIONS - FRONT & REAR A-5

ZONING SUMMARY

SUBJECT PROPERTY

LOT INFORMATION FROM HOUSE LOCATION SURVEY BY: SNIDER & ASSOCIATES, LAND SURVEYORS, 06/07/2017

4441 9TH STREET, NE WASHINGTON, DC 2007

LOT: 36

ZONE: R-3

USE INFORMATION

EXISTING USE: ROW DWELLING / SINGLE FAMILY PROPOSED USE: ROW DWELLING / SINGLE FAMILY W/ ACCESSORY APARTMENT

SQUARE: 3020

GENERAL RULES

GREEN AREA RATIO

N/A PER C-601.2

VEHICLE PARKING

PARKING SPACES REQUIRED: 1 **EXISTING PARKING SPACES: 1** PROPOSED PARKING SPACES: 1

DEVELOPMENT STANDARDS

LOT WIDTH

LOT WIDTH MINIMUM: 20 FT. LOT WIDTH EXISTING: 25 FT.

LOT AREA

LOT AREA MINIMUM: 2,000 SQ.FT. LOT AREA EXISTING: 2,001 SQ. FT.

FLOOR AREA RATIO N/A IN R-3 ZONE

COURTS

N/A IN R-3 ZONE

HEIGHT

MAXIMUM HEIGHT: 40 FT. / 3/STORIES EXISTING HEIGHT: 28.5 FT. +/-/2 STORIES + CELLAR PROPOSED HEIGHT: 33.7 FT./3 STORIES + CELLAR

MAXIMUM LOT OCCUPANCY: 60% (1201 SQ.FT)

EXISTING LOT OCCUPANCY: 61.3% (1226 SQ.FT INCLUDING DECK, GARAGE, & PORTION OF FRONT PORCH IN PROPERTY LINE)

PROPOSED LOT OCCUPANCY: 62.7% (1254 SQ. FT INCLUDING FRONT PORCH IN PROPERTY LINE) SPECIAL EXCEPTION REQUIRED **EXCEEDS COVERAGE BY 2.7%**

REQUIRED FRONT SETBACK: IN RANGE EXISTING FRONT SETBACK: IN RANGE PROPOSED FRONT SETBACK: NO CHANGE

REAR YARD

MINIMUM REAR YARD: 20-FT EXISTING REAR YARD: 27.5 FT +/- (AT DECK) PROPOSED REAR YARD: 24.6 FT SPECIAL EXCEPTION REQUIRED ADDITION AT 12.8' +/- FROM REAR WALL OF ADJOINING ROWHOUSE EXCEEDS 10'-0" MAX ALLOWED PER D306.3 BY 2.8'

SIDE YARD

MINIMUM SIDE YARD: NOT REQUIRED.

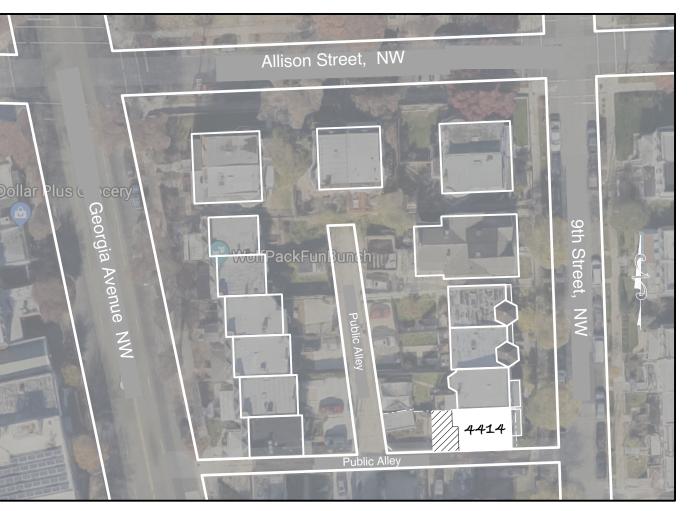
PERVIOUS SURFACE

MINIMUM REQUIRED PERVIOUS SURFACE: 20% PROPOSED PERVIOUS SURFACE: 27%

ACCESSORY APARTMENT

MINIMUM GROSS FLOOR AREA: 1,200 SQ. FT. PROPOSED GROSS FLOOR AREA: 4,301 SQ. FT.

MAXIMUM ACCESSORY APARTMENT AREA PER GFA OF HOUSE: 35% (1,505 SQ. FT.) PROPOSED ACCESSORY APARTMENT AREA PER GFA OF HOUSE: 25% (1,095 SQ. FT.)



ARIAL VIEW OF PORTION OF SQ. 3020

FROM GOOGLE MAP AREAL SATELLITE VIEW, 10/10/2018 WITH SUPPLEMENTAL INFORMATION BY: AHMANN LLC ARCHITECTURAL SERVICES

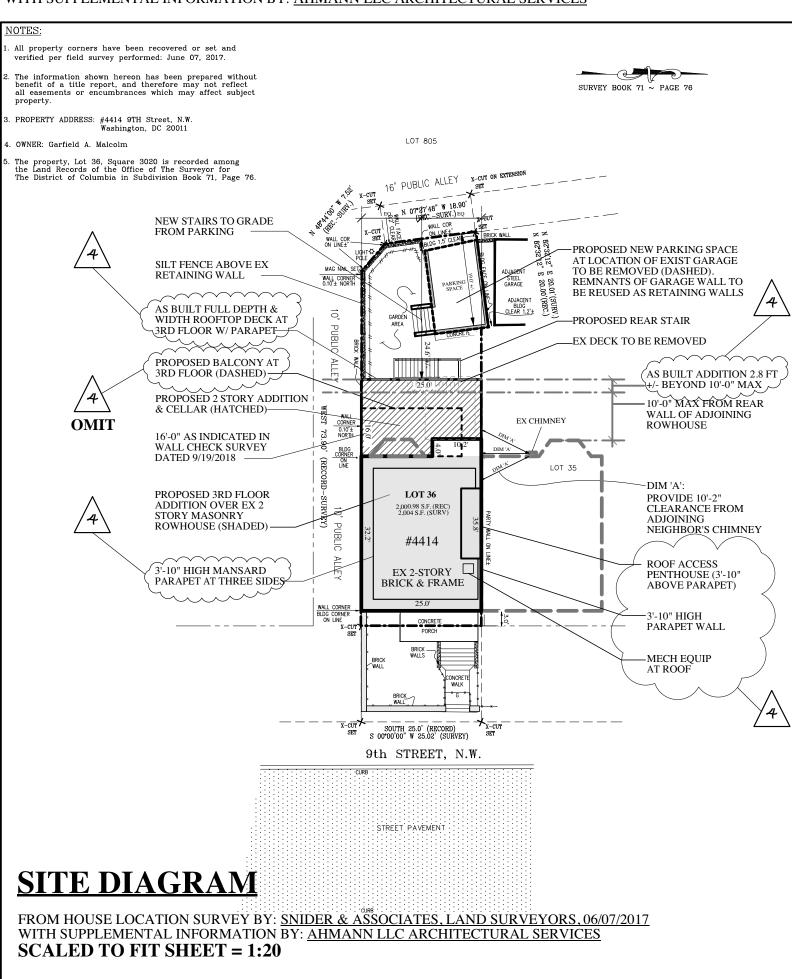
PLAT OF SURVEY

4414 9th Street, N.W.

LOT 36, SQUARE 3020

WASHINGTON

DISTRICT OF COLUMBIA



"I HEREBY CERTIFY THAT THE INFORMATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED UPON A CURRENT FIELD RUN SURVEY, AND PURSUANT TO DOCUMENTS OF OF RECORD AT THE OFFICE OF THE SURVEYOR FO. THE DISTRICT OF COLUMBIA. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED AND HAVE BEEN DETERMINED TO BE IN SUBSTANTIAL

STRICT OF COLUMBIA LICENCED SURVEYOR No. LS 90

RVEY BOOK 71

WALL CHECK:

PROP. CORS.

06/07/17

HSE. LOC

ISSUE DATE 18 OCTOBER 2018

SNIDER & ASSOCIATES

LAND SURVEYORS

20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286

SCALE:

JOB NO.:

DRAWN BY:

1" = 10'

K.D.S.

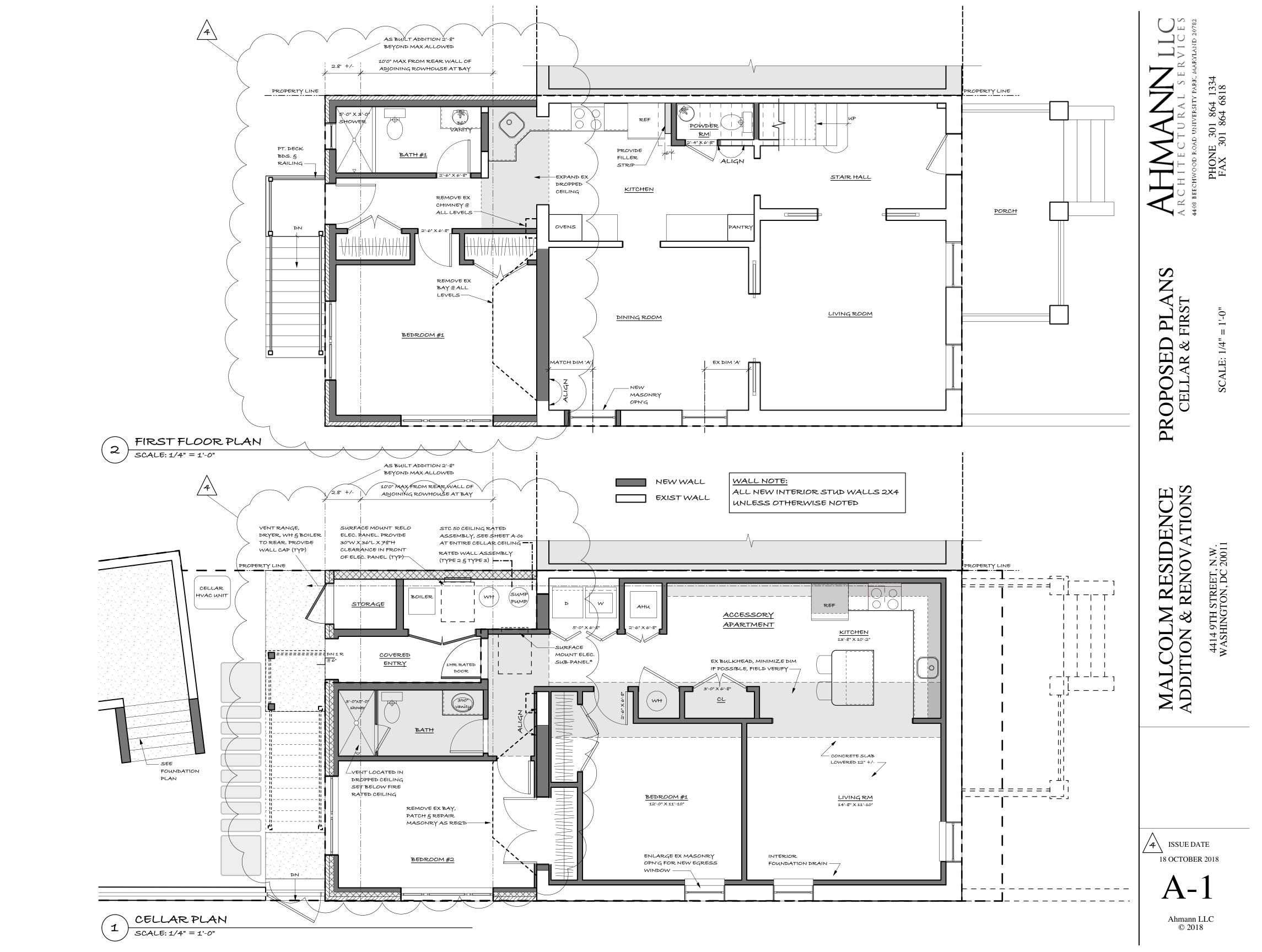
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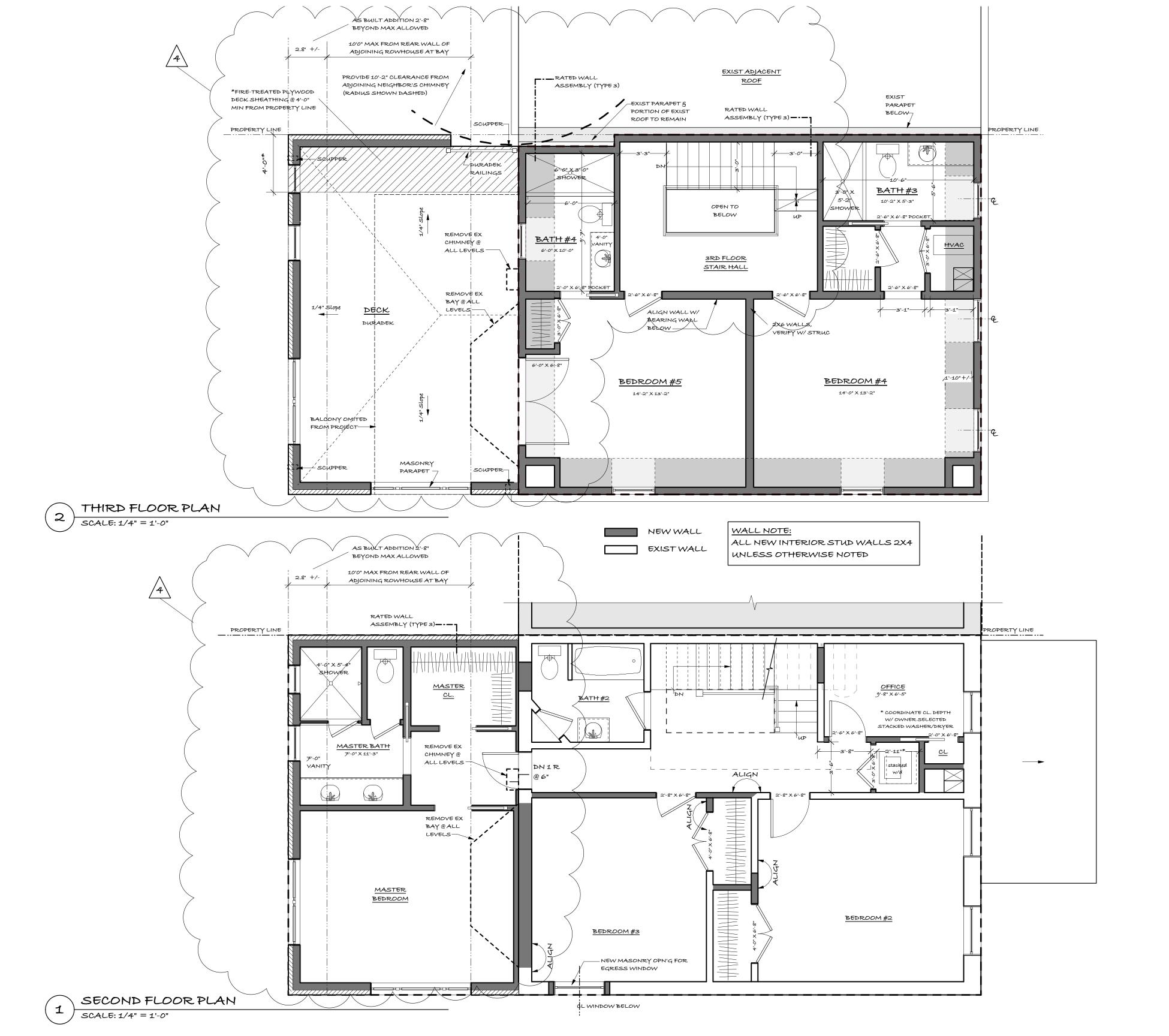
Ahmann LLC © 2018

SHEE VER

SCALE: NONE

SIDENCE RE





AHMANN ARCHITECTURAL SE

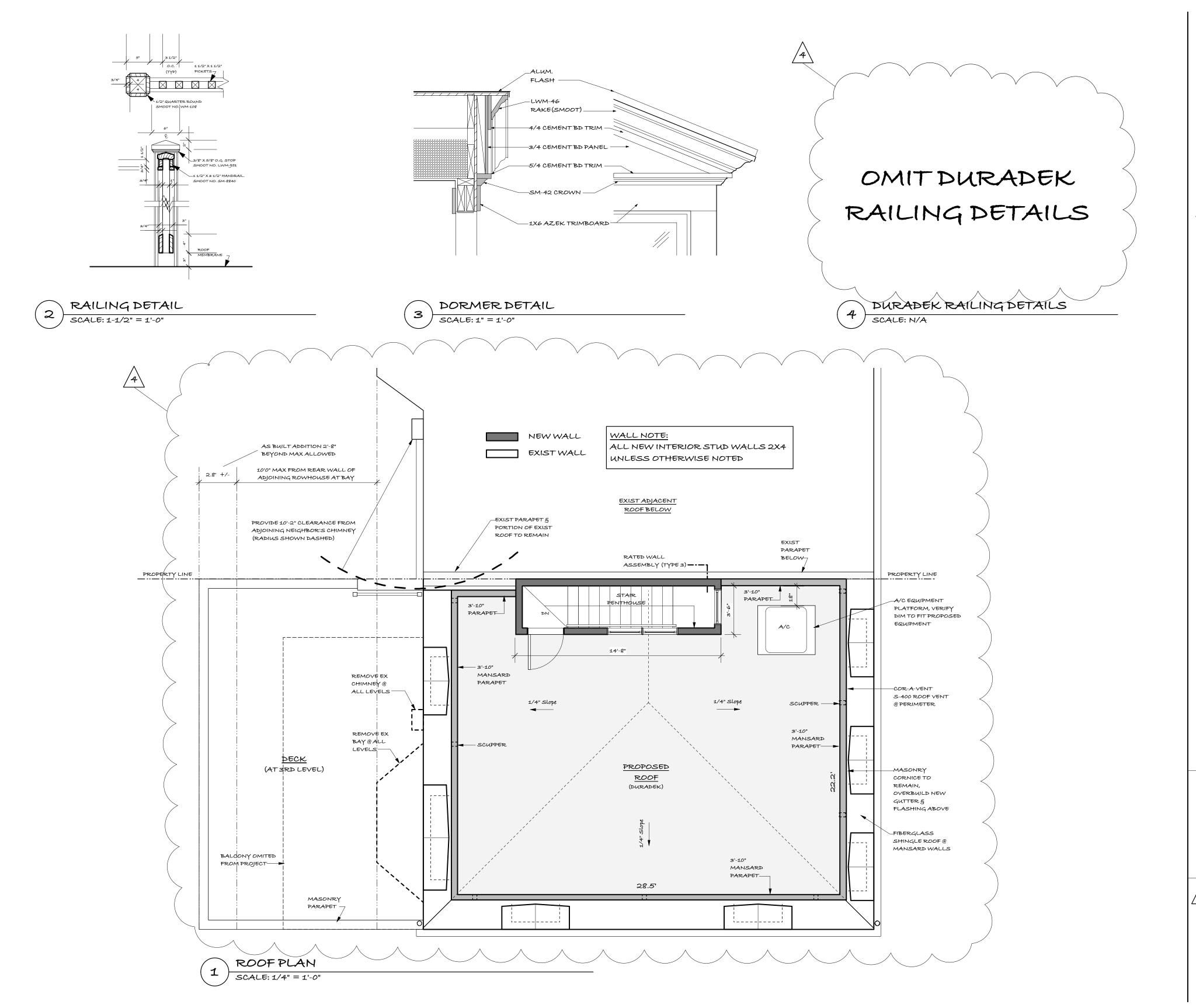
> PROPOSED PLAN SECOND & THIRD

MALCOLM RESIDENCE ADDITION & RENOVATIONS

ISSUE DATE
18 OCTOBER 2018

A-2

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HITECTURAL SER

PROPOSED PLAN ROOF & DETAILS

LCOLM RESIDENCE ITION & RENOVATIONS

ISSUE DATE
18 OCTOBER 2018

A-3

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A R C H I T E C T U R A L S E R 4408 BEECHWOOD ROAD UNIVERSITY PARK, MARX

MALCOLM RESIDENCE PROPOSED ADDITION & RENOVATIONS ELEVATIONS -

4414 9TH STREET, N.W. WASHINGTON, DC 20011

ISSUE DATE
18 OCTOBER 2018

A-4

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